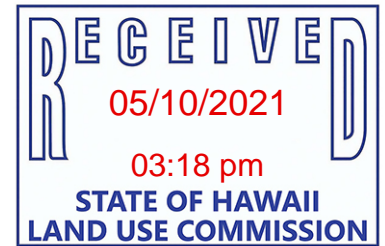


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Attorneys for Petitioner
HG KAUAI JOINT VENTURE, LLC



BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAI'I

In the Matter of the Petition of:

HG KAUAI JOINT VENTURE, LLC

To Amend the Land Use District Boundary of
Certain Lands Situated at Kapa'a, Island of
Kauai, State of Hawai'i, consisting of
approximately 96 Acres, from the
Agricultural Land Use District to the Urban
Land Use District, Kauai Tax Map Key 4-3-
03: por 01.

DOCKET NO. A11-791

STIPULATION TO ADMIT
PETITIONER'S EXHIBITS 44 AND 46;
AND ORDER

STIPULATION TO ADMIT PETITIONER'S EXHIBITS 44 AND 46

WHEREAS, the hearing on Petitioner HG Kauai Joint Venture, LLC's Petition to Amend the District Boundary Amendment began before the State of Hawai'i Land Use Commission ("Commission") on March 24, 2021.

WHEREAS, during the course of the hearing, the Commission has requested additional information and exhibits from the Petitioner.

NOW THEREFORE, IT IS HEREBY STIPULATED AND AGREED, by and among the parties, through their respective counsel, that the following enumerated exhibits, as to which no parties have objection, shall be admitted into evidence:

44.	HoKua Place Development Cost Estimate
46.	The Traffic Management Contract

DATED: Honolulu, Hawai‘i, May 10, 2021.

/s/ Janna Wehilani Ahu

William W.L. Yuen
Janna Wehilani Ahu

Attorneys for Petitioner
HG Kauai Joint Venture, LLC

DATED: Honolulu, Hawai‘i, May 7, 2021.

/s/ Bryan Yee

Bryan Yee
Alison S. Kato

Attorneys for
State of Hawaii, Office of Planning

DATED: Lihue, Hawai‘i, May 10, 2021.

/s/ Christopher Donahoe

Christopher Donahoe

Attorney for
Kauai County Planning Department

DATED: Honolulu, Hawai‘i, May 8, 2021.

/s/ Bianca K. Isaki

Law Office of Lance D. Collins

Lance D. Collins, Esq.

Law Office of Bianca Isaki

Bianca K. Isaki, Esq.

Attorneys for Intervenor

Liko Martin

IT IS SO ORDERED:

Chairman

State of Hawai‘i Land Use Commission

AGOR JEHN ARCHITECTS, LLC
ARCHITECTS/ENGINEERS/PLANNERS/LAND USE CONSULTANTS

119 Merchant St, Suite 605A
Honolulu, Hawaii 96813
(808) 945-2467 Tel

3728 Nawiliwili Road
Lihue, Hawaii 96766
(808) 632-2467

May 7, 2021

HG Kauai Joint Venture, LLC
5662 W. Clubhouse Drive
Hurricane, UT 84737

RE: HoKua Place
Projected Development Cost

Dear Jake,

This is a summary of the projected development cost for HoKua Place. Attached are back up information from Bow Engineering & Development, Inc (Exhibit "A") and Agor Jehn Architects, LLC (Exhibit "B").

Total Projected Site Infrastructure Cost	\$ 83,411,400.00 (See Exhibit "A")
Total Projected Vertical Construction Cost	\$ 211,988,800.00 (See Exhibit "B")
Soft costs: Fees, Financing, Permits (15%)	\$ 44,310,030.00
Total Projected Development Cost	\$ 339,710,230.00

Development cash flow requirement:

The Project is expected to require up to 25% of the development cost at any one time outstanding due to development and construction phasing of the project. The exact phasing schedule is yet to be determined.

Maximum estimated cash requirement: \$ 85,000,000.00

Sincerely,

Ron Agor Architect



CONCEPT COST ESTIMATE FOR
HOKUA PLACE
 TMK (4) 4-3-003:001 (PORTION)

January 2020
 Rev. April 2021

HOKUA SUBDIVISION COST SUMMARY

PRIMARY INFRASTRUCTURE			
Item	Quantity	Unit Cost	Cost
Main Roadway	3,350 ft	\$1,300 per ft	\$4,355,000
Offsite Sewer Work	1,870 ft, 5 manholes	\$180 per ft, plus \$9,000 per manhole	\$381,600
Offsite Intersections	2	\$1,000,000	\$2,000,000
Well Development	1	\$1,000,000	\$1,000,000
Water Tank – Phase 1	1	\$400,000	\$400,000
Booster Pump – Phase 1	1	\$400,000	\$400,000
Water Tank – Phase 2	1	\$900,000	\$900,000
Booster Pump – Phase 2 Upgrade	1	\$520,000	\$520,000
Subtotal			\$9,956,600
20% Contingency			\$1,991,300
Total			\$11,947,900
SECONDARY INFRASTRUCTURE FOR HOUSING AREAS			
Section	Area (acres)	Cost Per Acre	Cost
Multi-Family 1	29.31	\$1,064,900	\$31,212,200
Multi-Family 2	17.09	\$1,064,900	\$18,199,100
Single Family 1	18.25	\$441,900	\$8,064,700
Single Family 2	4.70	\$441,900	\$2,076,900
Subtotal			\$59,552,900
20% Contingency			\$11,910,600
Total			\$71,463,500
TOTAL INFRASTRUCTURE COST			
Grand Total			\$83,411,400

*Items excluded: park, pool, commercial center

The Hokuia Subdivision Cost Summary is based on the following assumptions and projects Bow Engineering has previously designed on Kauai.



MULTI-FAMILY AFFORDABLE HOUSING

Project	Koa'e Workforce Housing Development	Waimea Huakai Affordable Housing
Tax Map Key	TMK (4) 2-6-004:019	TMK (4) 1-6-008:006
Project Area	8.04 Ac	1.86 Ac
Approximate Onsite Construction Cost*	\$8,979,400	\$1,884,200
Cost Per Acre	\$1,116,800	\$1,013,000

*Cost includes demolition and erosion control, earthwork, hardscape (walkways, roadways, parking lots), grassing, drainage system, underground detention basins, domestic water and fireline system, sewer system, electrical work

Average Cost per Acre: \$1,064,900

SINGLE FAMILY AFFORDABLE HOUSING

Project	Waimea Habitat Single Family
Tax Map Key	TMK (4) 1-6-008:006
Project Area	4.49 Ac
Approximate Onsite and Offsite Construction Cost*	\$1,984,000
Cost Per Acre	\$441,900

*Cost includes demolition and erosion control, earthwork, hardscape (walkways, roadways), grassing, drainage system, domestic water and fireline system, sewer system

Cost per Acre: \$441,900

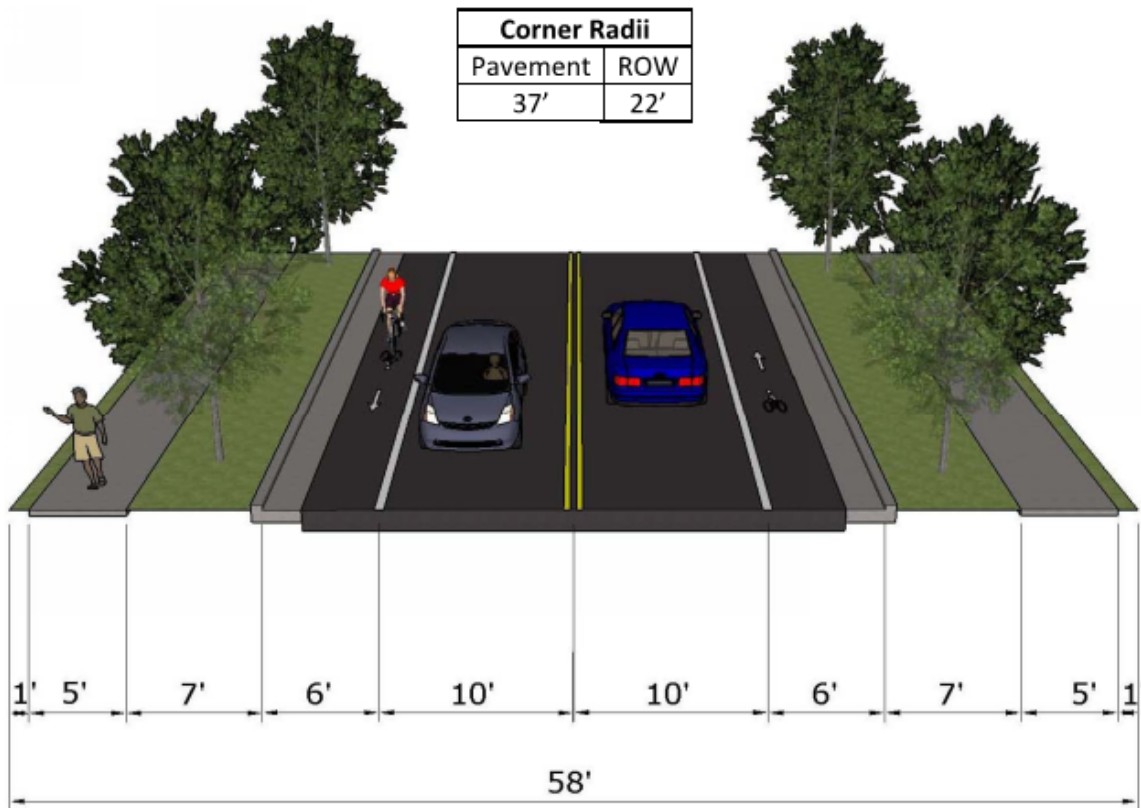


ROADWAY COSTS

Cost per ft of Roadway ~ \$1,300

This cost is for a minor-collector roadway with a Right-of-Way width of 58 feet and includes AC pavement, base course, 2 feet wide concrete curb and gutter, 5 feet wide sidewalks, grassing, water, sewer, and drain utilities, and assumes the roadway is built at grade with minimal grading. The unit costs below were used.

Item	Unit	Unit Price
<u>Site Improvements</u>	-	-
Excavation	CY	\$ 50.00
Embankment	CY	\$ 50.00
4 ' AC Pavement	SY	\$ 90.00
6 " Asphalt-Treated Base Course	SY	\$ 140.00
8 " Base Course	CY	\$ 40.00
6 " Conc. Curb	LF	\$ 30.00
2 Foot Concrete Gutter	SF	\$ 12.00
4 " Conc. Sidewalk	SF	\$ 14.00
4 " Base Course (For Sidewalk)	SF	\$ 5.00
8 " Water	LF	\$ 100.00
Trench Excavation (Water)*	CY	\$ 50.00
8 " Sewer	LF	\$ 80.00
Trench Excavation (Sewer)**	CY	\$ 50.00
8 " Drain	LF	\$ 80.00
Trench Excavation (Drain)***	CY	\$ 50.00



Section Min-3: Minor Connector with bike lanes and sidewalks - Centerline where required
 (Where left turn lanes or medians are required, the right-of-way should be widened by 14 feet; see section Maj-2 for left turn lane/median dimensions.)

*Figure 1 – Minor Connector Road,
 County of Kaua'i Street Design Manual dated October 30, 2018(3-11)*

OFFSITE SEWER WORK

The proposed Hokua Subdivision sewer system will connect to a sewer manhole near the intersection of Kukui Street and Ulu Street. The offsite length of sewer line from the development to the connection to the County system is 1,870 feet and we estimate about 5 manholes along the line. The cost of construction per foot of sewerline is about \$180 (including the pipe, excavation and installation), and cost per manhole is about \$9,000.



OFFSITE ROADWAY INTERSECTIONS

The estimated construction cost for the offsite intersections is based on the estimated construction cost for the intersection of Kapule Highway and Ninini Point Street. Since the Kapule-Ninini Intersection was concrete, we replaced the concrete cost with asphalt and estimate the offsite intersections for the Hokua Subdivision to be about \$1,000,000 each. There will be two offsite intersections for the Hokua Subdivision. These will be major intersections and we anticipate potential turn lanes.

WATER WELL

Estimates for the construction of the well, water tanks, and booster pumps were taken directly from Exhibit E “Irrigation Supply for the Kapa’a Highlands Agricultural Subdivision Water Master Plan” of the FEIS. Construction of structures in Phase 1 are required for construction of structures in Phase 2.

HoKua Place-Projected Vertical Development Cost**3-May-21****Affordable Housing-Multi Family**

Unit Type	Unit Qty	Living Area sf	Lanai sf	Total Living sf	Total Lanai sf
1-Bdrm/Studio w/Loft	100	600	120	60,000	12,000
2-Bdrm	100	800	120	80,000	12,000
3-Bdrm	31	950	120	29,450	3,720
Totals	231			169,450	27,720

Projected Cost

Living Area sf	169,450	260	\$44,057,000
Lanai sf	27,720	175	\$4,851,000

Affordable Multi Family Projected Cost \$48,908,000

Market Housing-Multi Family

Unit Type	Unit Qty	Living Area sf	Lanai sf	Total Living sf	Total Lanai sf
1-Bdrm/Studio w/Loft	80	600	120	48,000	9,600
2-Bdrm	272	850	120	231,200	32,640
3-Bdrm	100	1,000	120	100,000	12,000
Totals	452			379,200	54,240

Projected Cost

Living Area sf	379,200	275	\$104,280,000
Lanai sf	54,240	175	\$9,492,000

Market Muti Family Projected Cost \$113,772,000

Market Single Family

Unit Type	Unit Qty	Living Area sf	Garage	Total Living sf	Total Garage
Model A	40	1,500	484	60,000	19,360
Model B	46	1,800	484	82,800	22,264
Totals	86			142,800	41,624

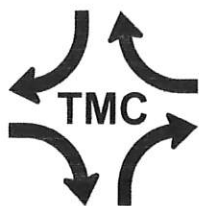
Projected Cost

Living Area sf	142,800	280	\$39,984,000
Garage sf	41,624	200	\$8,324,800

Single Family Market Projected Cost \$48,308,800

Summary:

Affordable Multi Family Units	\$49,908,000
Market Multi Family Units	\$113,772,000
Market Single Family	\$48,308,800
Total	\$211,988,800



THE TRAFFIC MANAGEMENT CONSULTANT

Randall S. Okaneku, P.E., Principal * 1188 Bishop Street, Suite 1907 * Honolulu, Hawaii 96813
Telephone: (808) 536-0223 * Facsimile: (808) 537-2985 * Email: tmchawaii@aol.com

TMC Proposal No. 201708.1

January 15, 2020

HG Kauai Joint Venture, LLC

9911 South 78th Avenue
Hickory Hills, Illinois 60457

Attn.: Ms. Theresa Roche

Ladies and Gentlemen:

Subject: Hokua Place

Tax Map Key: (4) 4-3-003:Portion of 001

Per the request of Mr. William W. L. Yuen, The Traffic Management Consultant (TMC) is pleased to submit this supplemental fee proposal to HG Kauai Joint Venture, LLC (Client) for professional traffic engineering and transportation planning services relative to the proposed Hokua Place. It is understood that the State of Hawaii Land Use Commission (LUC) approved the Final Environmental Impact Statement (FEIS) for the subject project. It is further understood that several LUC Commissioners expressed the need to update the 2017 Traffic Impact Analysis Report (TIAR), which was included in the FEIS. The LUC Commissioners also requested that a midday peak hour analysis also be included in the TIAR update. TMC proposes to update the TIAR in support of the subject project.

Project Description

The proposed Hokua Place will be located mauka (west) of Kapa`a Town, on the island of Kauai. The project site is bounded by Olohena Road and Kapa`a Middle School to the north and the Kapa`a Bypass Road to the east. The residential project will consist of 116 single-family dwelling units and 700 multi-family dwelling units. The project also will include a neighborhood commercial center with 8,000 square feet of gross floor area. The 97-acre site is identified as Tax Map Key: (4) 4-3-003:Portion of 001.

Phase 1 of the proposed project will consist of 16 single-family dwelling units. Phase 1 access will be provided by a private driveway, which will intersect Olohena Road in the vicinity of Kaapuni Road and Kaehulu Road. Phase 2 will comprise of the remainder of the project. Phase 2 access will be provided by a collector roadway (Road A), which will intersect Olohena Road, immediately mauka (west) of Kapa`a Middle School, and extend in the southerly direction to the Kapa`a Bypass Road, about 3,000 feet south of its roundabout intersection with Olohena Road.

Proposed Scope of Services

The following scope of services is proposed for the subject traffic study:

1. Conduct turning movement count traffic surveys during the morning, midday, and afternoon peak periods of weekday traffic at the following intersections:
 - a. Kapa`a Bypass Road and Olohehena Road Roundabout
 - b. Olohehena Road and Lehua Street
 - c. Olohehena Road and Ulu Street
 - d. Kukui Street, Huluhuli Street, and Kuhio Highway
 - e. Kapa`a Bypass Road and Kuhio Highway – South Junction
 - f. Kapa`a Bypass Road and Kuhio Highway – North Junction
 - g. Kapa`a Bypass Road and Crossroads Christian Fellowship Driveway (Road A access)
2. Based upon the data collected in Item No. 1, update the 2017 TIAR traffic data during the morning, midday, and afternoon peak periods of weekday traffic at the following intersections:
 - a. Kuhio Highway and Lehua Street
 - b. Olohehena Road and Kaapuni Road
 - c. Kaapuni Road and Kaehulu Road
 - d. Kuhio Highway and Ulu Street
3. Obtain the most recent available traffic data from the Hawaii State Department of Transportation and the County of Kauai Department of Public Works relevant to the traffic study.
4. Analyze the data collected in Item Nos. 1 through 3 to establish the existing conditions.
5. Estimate future traffic conditions, including future developments and traffic improvements in the vicinity, which have been approved or committed to within the time frame of this traffic study.
6. Analyze future traffic operations without the subject project to establish the baseline conditions from which to measure the traffic impacts of the project-generated traffic.
7. Develop trip generation characteristics for the subject project, using generally accepted techniques developed by the Institute of Transportation Engineers.
8. Superimpose the project-generated traffic over future traffic conditions.
9. Analyze the traffic impacts resulting from the full build out and occupancy of the subject project.
10. Analyze the traffic impacts resulting from the full build out and occupancy of the subject project, with the future widening of the Kapa`a Bypass Road between Olohehena Road and Kuhio Highway (north junction) from a one-way road to a two-way road..
11. Recommend measures that would mitigate the traffic impacts identified in the traffic study.

Proposed Scope of Services (Cont'd.)

12. Update the 2017 TIAR, which will document the methodology, findings, and recommendations of the study. Submit the Draft TIAR Update for the Client's review and comments. Submit the Final TIAR Update, incorporating Client's comments.
13. Respond to comments during the agency review process in a timely manner.
14. Prepare for and participate in any public meetings or any other meetings on the island of Kauai at the written request of the Client.

Services Requested of the Client

The following services are requested of the Client in order to complete the study in an expeditious manner.

1. Provide TMC with an updated written description of the proposed project including the development phase(s) and time frame(s) of the proposed project with their respective number and types of dwelling units, and the commercial uses and their gross floor areas.
2. Provide TMC with an updated proposed site plan, as necessary, which depicts the residential lots, interior roadways, and the proposed site access intersections.
3. Keep TMC apprised of any changes to the subject project that may affect the traffic study.

Schedule

TMC proposes to submit the Draft TIAR Update for the Client's review and comments within 60 days of the receipt of the Notice to Proceed. The Final TIAR Update will be submitted within 10 days of receipt of the Client's comments on the Draft TIAR Update.

Proposed Fee

TMC proposes to complete Item Nos. 1 through 13 of the Proposed Scope of Services for the Lump Sum Fee of \$32,000.00, which includes all provisions for overhead, profit, and taxes (Lump Sum Fee). Payment of an *Advance Retainer* in the amount of \$11,000.00 will be required upon acceptance of this fee proposal. The Client will be billed for the second payment of the Lump Sum Fee in the amount of \$19,400.00 upon completion of the Draft TIAR Update, which will be submitted upon receipt of the second payment. The third and final payment of the Lump Sum Fee in the amount of \$1,600.00 will be due upon submittal of the Final TIAR Update.


TMC proposes to perform the work under Item No. 14 of the Proposed Scope of Services on a *time and materials* basis. The Client will be billed at the Principal's rate of \$160.00 per hour, which includes all provisions for overhead, profit, and taxes. Direct expenses incurred under Item No. 14 (i.e. air fare, car rental, lodging, etc.) plus a 15 percent administrative charge, which includes tax, will be added to the labor charges. The Client would be billed for additional services under Item No. 14 on a monthly basis, in accordance with a mutually agreed upon budget between TMC and the Client. Other than the Lump Sum Fee, no fees, costs, expenses, or any charge of any kind or nature, including those described in this paragraph, shall be charged to the Client unless they have been pre-approved in writing and signed by the Client.

Authorized signatures in the spaces provided below will constitute an Agreement of Services between HG Kauai Joint Venture, LLC and The Traffic Management Consultant. Receipt of this Executed Agreement and payment of the Advance Retainer shall be considered Notice to Proceed.


I appreciate the opportunity to continue to provide professional traffic engineering and transportation planning services to HG Kauai Joint Venture, LLC for Hokua Place in Kapa'a, Kauai, Hawaii. If you require clarification on any of the above material or have any other questions, please do not hesitate to call me.

Very truly yours,

The Traffic Management Consultant

By 
Randall S. Okaneku, P. E.
Principal

Approved for HG Kauai Joint Venture:

By 
(Signature)

Jacoby Braden
(Print or Type Name)

Title Manager

Date 2/7/2020